



TENANT TRACKER

Letter of Disclosure:

TO RENTAL APPLICANT:

Name: _____

Date: _____

Address: _____

Tracking # from report

Adverse effect upon rental application. Your application for residence at this property has been researched by Tenant Tracker, Inc. Your application has been adversely affected, due in whole or in part to information in the report from Tenant Tracker, Inc. Your application was reviewed in accordance with the property owner's criteria, using the information furnished to the owner by Tenant Tracker, Inc. and/or other agencies as noted later in this letter. If you are uncertain of the approval/decline status of your application, please contact the property directly. Tenant Tracker, Inc., did not make the adverse decision and cannot explain why the decision was made. The nature of information relied upon by the property to make this decision included (*check all that apply*):

- | | | |
|---|---|--|
| <input type="checkbox"/> Residential rental history | <input type="checkbox"/> Employment information | <input type="checkbox"/> Inaccurate information on the application |
| <input type="checkbox"/> Check writing history | <input type="checkbox"/> Financial information | <input type="checkbox"/> 3 rd Party & Other information |

Source of information. Information was received from the following agency or agencies (check as appropriate):

- | | | | |
|--|-----------------|--------------------|----------------|
| <input type="checkbox"/> From Third Parties other than a Consumer Reporting Agency (the nature of the information is disclosed below.) | | | |
| <input checked="" type="checkbox"/> Tenant Tracker, Inc | P.O. Box 1990 | McKinney, TX 75070 | 1-800-658-9396 |
| <input type="checkbox"/> Experian [www.experian.com] | P.O. Box 2002 | Allen, TX 75013 | 1-888-397-3742 |
| <input type="checkbox"/> Equifax [www.equifax.com] | P.O. Box 105873 | Atlanta, GA 30348 | 1-800-685-1111 |
| <input type="checkbox"/> TransUnion [www.tu.com] | P.O. Box 1000 | Chester, PA 19022 | 1-800-888-4213 |
| <input type="checkbox"/> Telecheck [www.firstdata.com] | | | 1-800-366-2425 |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

Your rights under law. You have the right to obtain within sixty (60) days a free copy of the consumer report provided by the consumer reporting agencies indicated above, and from any other consumer credit reporting agency which compiles and maintains files on consumers.

Tenant Tracker's files on you. To exercise your right of review, and obtain a free copy of the file, please follow the steps on the back of this form.

Sincerely Yours,

Printed name of property or owner

NOTICE: A copy of this notice is being retained in the landlord's records (the reverse side of this notice need not be retained by the landlord.)

By _____
Signature of property owner's representative

NOTE: Under the Fair Credit Reporting Act any person who knowingly and willfully obtains information from a consumer reporting agency under false pretenses shall be liable for actual damages, or \$1000 (whichever is greater), and may be fined under Title 18 United States code, or imprisoned for not more than two years, or both.

Information Review

Reverse side of the Letter of Disclosure

WARNING: Legal action may be initiated for providing false information to Tenant Tracker. Report only information that can be supported by your records. Correct and legible identification is required for processing.#

Applicant Information

Your Name: _____
First Middle Last Generation

Social Security #: _____ - _____ - _____ Date of Birth: _____ / _____ / _____
Month Day Year

Driver's License #: _____ State: _____

Phone #: _____ - _____ - _____ Email: _____

Current Address: _____ / _____ / _____ / _____
City State Zip

Date of Application: _____ Property applied to: _____

Name of the person who provided this letter: _____

Review of your Tenant Tracker file. To exercise your right of review under the Fair Credit Reporting Act, please follow these steps:

1. Call Tenant Tracker at 1-800-658-9396 for a Tracking number if not listed in the top right-hand corner of the other side of this form.
2. Complete the "information review," above. Be sure to sign and date this form in the space provided below.
3. Send a copy of both sides of this form, along with a photocopy of proper identification for everyone listed above (Social Security card and Driver's License or State I.D.) to the appropriate agency or agencies you checked on the reverse. To ensure protection of your privacy, proper identification will be required prior to any disclosure of information.
4. If your request is made within 60 days, most consumer reporting information will be disclosed to you free of charge;
5. Upon receipt of your copy of your report, you have the right to dispute the accuracy of any information contained in the report. You may dispute information by sending a written notice to:
Tenant Tracker, Inc., P.O. Box 1990, McKinney, TX 75070
6. Upon receipt of your notice of dispute, Tenant Tracker, Inc., will reinvestigate any disputed information and provide you with the results of that investigation within 30 days.
7. If you still dispute information contained in your report after the reinvestigation, you may add a 200-word statement to your file which disputes the accuracy or completeness of the information.
8. If information is updated in your Tenant Tracker, Inc., file as a result of a reinvestigation, Tenant Tracker, Inc., will re-send the updated information to any person(s) who have inquired about you within the last 6 months, upon your request.

I certify that the above information is correct and accurate.

Date: _____ Signature: _____